

Authority: Item _____, Planning Committee
Report Staff Report Number
CM: Date

Bill No.

CITY OF HAMILTON

BY-LAW NO. _____

A By-law to amend Zoning By-law No. 05-200 on lands located at 1274 and 1280 Mohawk Road (Ancaster)

WHEREAS Council approved item ___ of Report _____ of the Planning Committee, at its meeting held on the 11th day of December, 2018;

AND WHEREAS this By-law conforms to the Urban Hamilton Official Plan;

NOW THEREFORE the Council of the City of Hamilton enacts as follows:

1. That Map No. 1087 to Schedule "A"- Zoning Maps, to Zoning By-law No. 05-200 is amended by incorporating Neighbourhood Commercial (C2, 713) Zone boundaries for the applicable lands, the extent and boundaries of which are shown on a plan hereto annexed as Schedule "A".
2. That Schedule "C": Special Exceptions, of Zoning By-law No. 05-200, as amended, is hereby further amended by adding the following site specific Neighbourhood Commercial (C2, 713) Zone:

"713" Within the lands zoned Neighbourhood Commercial (C2, 713) Zone, identified on Map No. 1087 of Schedule "A" – Zoning Maps and described as 1274 and 1280 Mohawk Road West, the following special provisions shall apply:

Regulations

Notwithstanding Subsection 10.2.3a) of the provisions of Subsection 10.2.3 – Regulations of Section 10:

- a) Building Setback from a Street Line
- i) Minimum 1.4 metres

In addition to the provisions of Subsection 10.2.3 – Regulations of Section 10:

- a) Maximum Gross Floor Area for all medical clinics on a lot 576 square metres

Notwithstanding the provisions of Subsection 5.2(b)(i) and 5.2(f) – Parking Standards of Section 5:

- a) Parking space sizes shall be a minimum of 2.6 metres in width and 5.5 metres in length.
- b) Barrier free parking space sizes shall be a minimum of 3.5 metres in width and 5.5 metres in length.

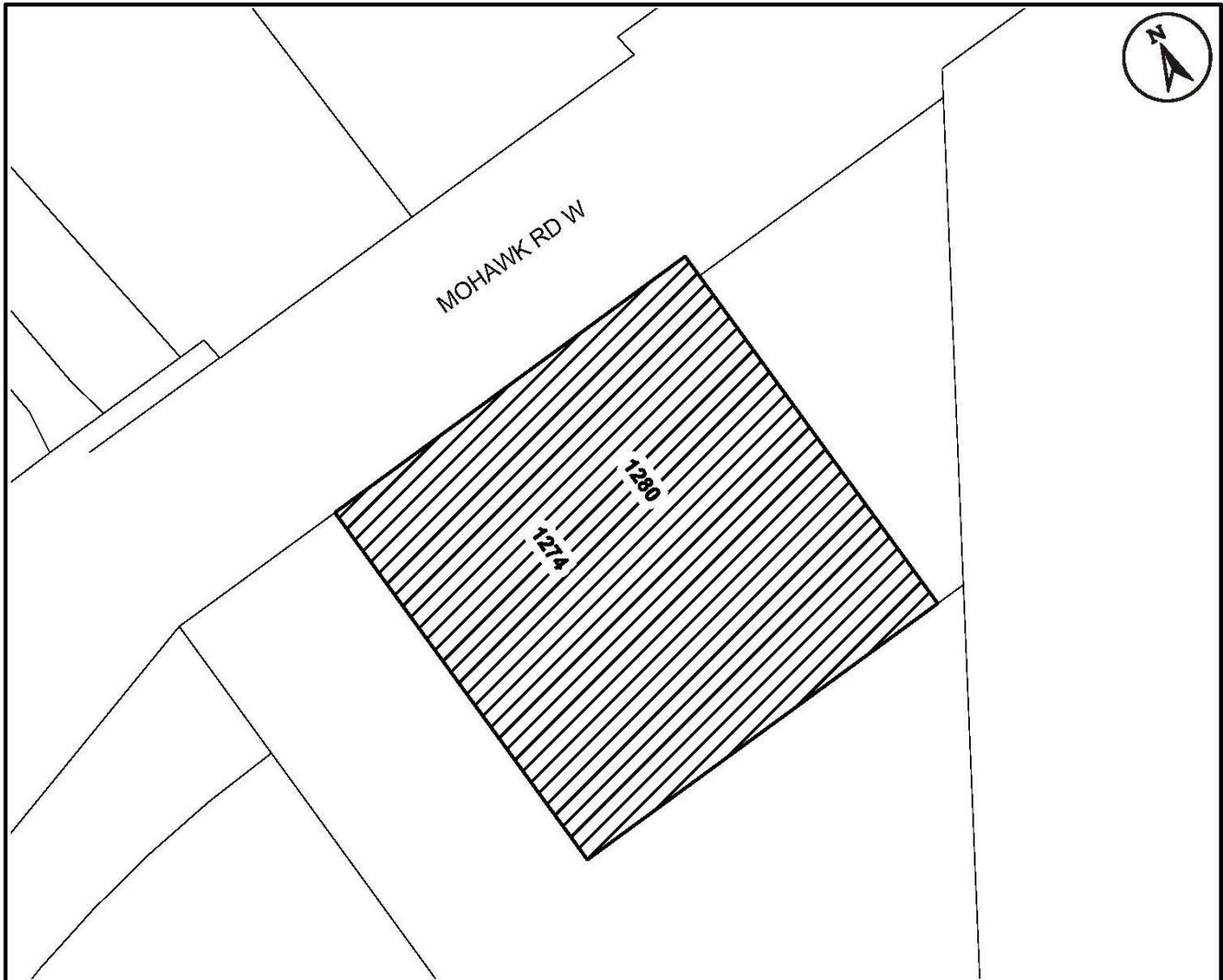
- 3. That the Clerk is hereby authorized and directed to proceed with the giving of notice of the passing of this By-law in accordance with the *Planning Act*.
- 4. That no building or structure shall be erected, extended or enlarged, nor shall any building or structure or part thereof be used, nor shall any land be used, except in accordance with the Neighbourhood Commercial (C2) Zone provisions, subject to the special requirements as referred to in Section 2 of this By-law.

PASSED and ENACTED this day of , 2018

Fred Eisenberger
Mayor

J. Pilon
Acting City Clerk

ZAC-17-066



<p>This is Schedule "A" to By-law No. 18-</p> <p>Passed the day of, 2018</p>	<p>-----</p> <p style="text-align: center;">Mayor</p> <p>-----</p> <p style="text-align: center;">Clerk</p>
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<p>Schedule "A"</p> <p>Map Forming Part of</p> <p>By-law No. 18-_____</p> <p>to Amend By-law No. 05-200</p> <p>Map 1128</p>	<p>Subject Property</p> <p>1274 - 1280 Mohawk Road West</p> <p> Lands to be added to Zoning By-law No. 05-200 and Zoned as Neighbourhood Commercial (C2, 713) Zone</p>
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<p>Scale: N.T.S.</p>	<p>File Name/Number: ZAC-17-066</p>	
<p>Date: Oct. 30, 2018</p>	<p>Planner/Technician: AC/NB</p>	
<p>PLANNING AND ECONOMIC DEVELOPMENT DEPARTMENT</p>		